

1 BILL NO. Z-86-10-14 (AS AMENDED)

2 ZONING MAP ORDINANCE NO. Z- 17-86

3 AN ORDINANCE amending the City of
4 Fort Wayne Zoning Map No. E-2.

5 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
6 FORT WAYNE, INDIANA:

7 SECTION 1. That the area described as follows is
8 hereby designated a B-1-B (Limited Business) District
9 under the terms of Chapter 33 of the Code of the City of
10 Fort Wayne, Indiana of 1974:

11 PARCEL "A"

12 Part of the Northeast Quarter of Section 7, Township 30
13 North, Range 12 East, Allen County, Indiana, more
particularly described as follows, to-wit:

14 Commencing at the Northwest corner of said Northeast
15 Quarter; thence S 90 degrees 00 minutes E (adjoining
16 deed bearing and is used as the basis for the bearings
17 in this description), on and along the North line of
18 said Northeast Quarter, being within the right-of-way
19 of Illinois Road, a distance of 1701.33 feet; thence S
20 00 degrees 03 minutes 45 seconds W, a distance of 285.0
21 feet to the true point of beginning; thence S 90
degrees 00 minutes E and parallel to said North line, a
distance of 255.0 feet; thence S 00 degrees 03 minutes
45 seconds W, a distance of 816.75 feet; thence N 90
degrees 00 minutes W, a distance of 255.0 feet; thence
N 00 degrees 03 minutes 45 seconds E, a distance of
816.75 feet to true point of beginning, containing
4.781 acres of land, subject to all easements of
record.

22 "PARCEL B"

23 Part of the Northeast Quarter of Section 7, Township 30
24 North, Range 12 East, Allen County, Indiana, more
particularly described as follows, to-wit:

25 Commencing at the Northwest corner of said Northeast
26 Quarter; thence S 90 degrees 00 minutes E (adjoining
27 deed bearing and is used as the basis for the bearings
28 in this description), on and along the North line of
said Northeast Quarter, being within the right-of-way
of Illinois Road, a distance of 1701.33 feet; thence S

1 00 degrees 03 minutes 45 seconds W, a distance of
2 285.00 feet; thence S 90 degrees 00 minutes E and
3 parallel to said North line, a distance of 255.0 feet
4 to the true point of beginning; thence continuing S 90
5 degrees 00 minutes E and parallel to said North line, a
6 distance of 249.65 feet; thence S 00 degrees 03 minutes
7 52 seconds W, a distance of 258.0 feet; thence N 90
8 degrees 00 minutes W, a distance of 249.64 feet; thence
9 N 00 degrees 03 minutes 45 seconds E, a distance of
10 258.0 feet to the true point of beginning, containing
11 1.479 acres of land, subject to all easements of
12 record,

13 and the symbols of the City of Fort Wayne Zoning Map No.
14 E-2, as established by Section 11 of Chapter 33 of the Code
15 of the City of Fort Wayne, Indiana are hereby changed
16 accordingly.

17 SECTION 2. That this Ordinance shall be in full force
18 and effect from and after its passage and approval by the
19 Mayor.

20 _____
21 COUNCILMEMBER

22 APPROVED AS TO FORM AND LEGALITY:

23 _____
24 BRUCE O. BOXBERGER, CITY ATTORNEY
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1 BILL NO. Z-86-10-14 (AS AMENDED)

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8 hereby designated a B-1-B (Limited Business) District
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10 Fort Wayne, Indiana of 1974:

11 PARCEL "A"

12 Part of the Northeast Quarter of Section 7, Township
13 30 North, Range 12 East, Allen County, Indiana, more
14 particularly described as follows, to-wit:

15 Commencing at the Northwest corner of said Northeast
16 Quarter; thence S 90 degrees 00 minutes E (adjoining
17 deed bearing and is used as the basis for the bearings
18 in this description), on and along the North line of
19 said Northeast Quarter, being within the right-of-way
20 of Illinois Road, a distance of 1701.33 feet; thence S
21 00 degrees 03 minutes 45 seconds W, a distance of
335.0 feet to the true point of beginning; thence S 90
degrees 00 minutes E and parallel to said North line,
a distance of 255.0 feet; thence S 00 degrees 03
minutes 45 seconds W, a distance of 766.75 feet; thence
N 90 degrees 00 minutes W, a distance of 255.0 feet;
thence N 00 degrees 03 minutes 45 seconds E, a distance
of 766.75 feet to true point of beginning, containing
4.489 acres of land, subject to all easements of
record.

22 PARCEL "B"

23 Part of the Northeast Quarter of Section 7, Township
24 30 North, Range 12 East, Allen County, Indiana, more
particularly described as follows, to-wit:

25 Commencing at the Northwest corner of said Northeast
26 Quarter; thence S 90 degrees 00 minutes E (adjoining
27 deed bearing and is used as the basis for the bearings
28 in this description), on and along the North line of
29 said Northeast Quarter, being within the right-of-way
30 of Illinois Road, a distance of 1701.33 feet; thence S
31
32

1 00 degrees 03 minutes 45 seconds W, a distance of
2 335.0 feet; thence S 90 degrees 00 minutes E and
3 parallel to said North line, a distance of 255.0 feet
4 to the true point of beginning; thence continuing S 90
5 degrees 00 minutes E and parallel to said North line,
6 a distance of 249.65 feet; thence S 00 degrees 03
7 minutes 52 seconds W, a distance of 208.0 feet; thence
8 N 90 degrees 00 minutes W, a distance of 249.64 feet;
9 thence N 00 degrees 03 minutes 45 seconds E, a distance
10 of 208.0 feet to the true point of beginning,
11 containing 1.192 acres of land, subject to all
12 easements of record.

13 and the symbols of the City of Fort Wayne Zoning Map No.
14 E-2, as established by Section 11 of Chapter 33 of the Code
15 of the City of Fort Wayne, Indiana are hereby changed
16 accordingly.

17 SECTION 2. That this Ordinance shall be in full force
18 and effect from and after its passage and approval by the
19 Mayor.

20 _____
21 COUNCILMEMBER

22 APPROVED AS TO FORM AND LEGALITY:

23 _____
24 BRUCE O. BOXBERGER, CITY ATTORNEY

25
26
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29
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31
32
Fox River Bond
25% COTTON

ZONING MAP ORDINANCE NO. Z-

AN ORDINANCE amending the City of
Fort Wayne Zoning Map No. E-2.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is
hereby designated a B-3-B (General Business) District under
the terms of Chapter 33 of the Code of the City of Fort
Wayne, Indiana of 1974:

Part of the Northeast Quarter of Section 7, Township 30
North, Range 12 East, Allen County, Indiana, more
particularly described as follows:

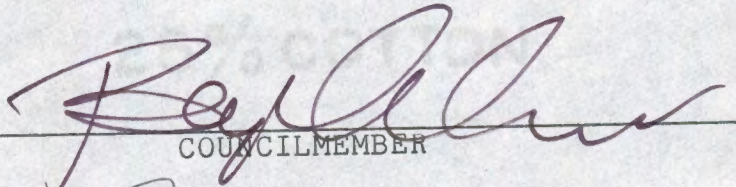
Commencing at the Northwest corner of said Northeast
Quarter; thence South 90 degrees 00 minutes East
(adjoining deed bearing and is used as the basis for
the bearings in this description), on and along the
North line of said Northeast Quarter, being within the
right-of-way Illinois Road, a distance of 1701.33 feet;
thence South 00 degrees 03 minutes 45 seconds West, a
distance of 285.0 feet to the true point of beginning,
being the Southwest corner of a B-1-B zoning district
according to Zoning Map No. E-2 of the City of Fort
Wayne, Indiana; thence South 90 degrees 00 minutes
East, on and along the South line of said B-1-B
zoning district and parallel to said North line, a
distance of 504.65 feet; thence South 00 degrees 03
minutes 52 seconds West, a distance of 1266.35 feet to
the Northeast corner of a 13.796 acre tract conveyed to
The Westbridge Company, Inc. in a deed dated August 31,
1979 and recorded in Document No. 79-27704 in the
Office of the Recorder of Allen County, Indiana; thence
North 88 degrees 00 minutes 15 seconds West, on and
along the North line of said 13.796 acre tract, a
distance of 504.8 feet to the Northwest corner of said
13.796 acre tract; thence North 00 degrees 03 minutes
45 seconds East, a distance of 1248.8 feet to the true
point of beginning, containing 14.576 acres of land,
subject to all easements of record,

and the symbols of the City of Fort Wayne Zoning Map No.
E-2, as established by Section 11 of Chapter 33 of the Code
of the City of Fort Wayne, Indiana are hereby changed
accordingly.

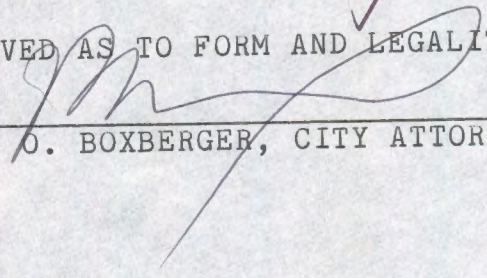
SECTION 2. That this Ordinance shall be in full force
and effect from and after its passage and approval by the

FOX RIVER BOND

Mayor.


COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY:


BRUCE O. BOXBERGER, CITY ATTORNEY

FOX RIVER BOND

25% COTTON

Read the first time in full and on motion by Crosby
seconded by Stier, and duly adopted, read the second ti
by title and referred to the Committee Regulations (and the C
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wa
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock _____.M.,

DATE: 10-14-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Crosby
seconded by Stier, and duly adopted, placed on it
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	_____	_____	_____	<u>✓</u>	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 12-23-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 3-17-86

on the 23rd day of December, 1986

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana
on the 26th day of December, 1986
at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of December
1986, at the hour of 11:00 o'clock A.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

ZOHRAB K. TAZIAN, P.E. & L.S.
JOHN C. SAUER, L.S.
SAM L. FAUST, L.S.

*Amended Legal
12/15/86*

zk tazian
ASSOCIATES, INC.
345 WEST WAYNE STREET
SUITE 202
FORT WAYNE, INDIANA 46802
PHONES: 219/424-3232
219/426-0003

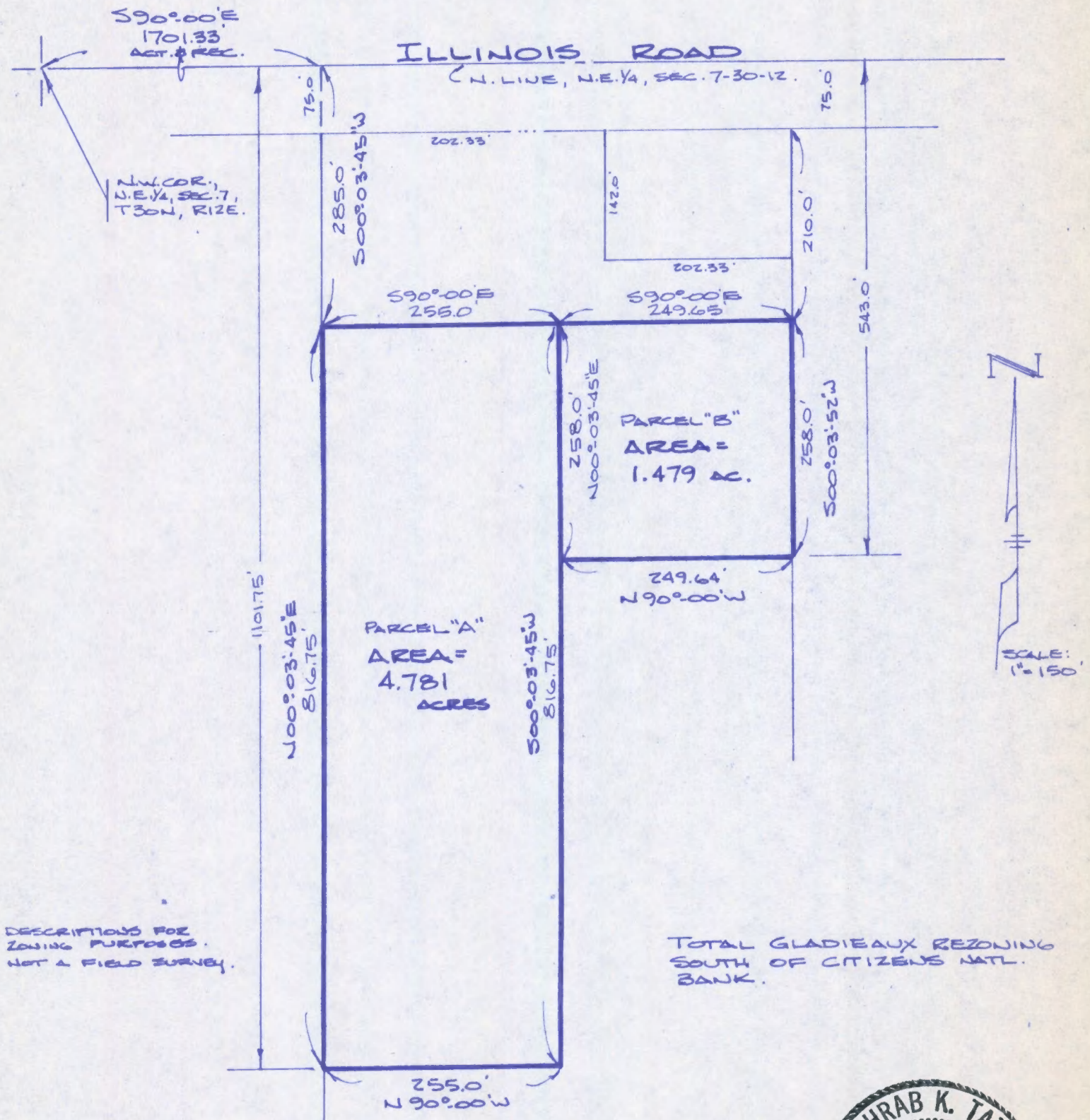
CIVIL ENGINEERING SURVEYING LAND PLANNING

CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

See Page two for legal description.



DESCRIPTIONS FOR ZONING PURPOSES. NOT A FIELD SURVEY.

TOTAL GLADIEAUX REZONING SOUTH OF CITIZENS NATL. BANK.

I hereby certify on the 12th day of December, 19 86 that the above survey is correct.

Surveyed for: Gladieaux

Survey No.: 86-11-9 "B"

Zohrab K. Tazian



ZOHRAB K. TAZIAN, P.E. & L.S.
JOHN C. SAUER, L.S.
SAM L. FAUST, L.S.

zk tazian

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SUITE 202
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DESCRIPTION OF REAL ESTATE

PARCEL "A"

Part of the Northeast Quarter of Section 7, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the Northwest corner of said Northeast Quarter; thence S 90°-00' E (adjoining deed bearing and is used as the basis for the bearings in this description), on and along the North line of said Northeast Quarter, being within the right-of-way of Illinois Road, a distance of 1701.33 feet; thence S 00°-03'-45" W, a distance of 285.0 feet to the true point of beginning; thence S 90°-00' E and parallel to said North line, a distance of 255.0 feet; thence S 00°-03'-45" W, a distance of 816.75 feet; thence N 90°-00' W, a distance of 255.0 feet; thence N 00°-03'-45" E, a distance of 816.75 feet to true point of beginning, containing 4.781 acres of land, subject to all easements of record.

PARCEL "B"

Part of the Northeast Quarter of Section 7, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the Northwest corner of said Northeast Quarter; thence S 90°-00' E (adjoining deed bearing and is used as the basis for the bearings in this description), on and along the North line of said Northeast Quarter, being within the right-of-way of Illinois Road, a distance of 1701.33 feet; thence S 00°-03'-45" W, a distance of 285.0 feet; thence S 90°-00' E and parallel to said North line, a distance of 255.0 feet to the true point of beginning; thence continuing S 90°-00' E and parallel to said North line, a distance of 249.65 feet; thence S 00°-03'-52" W, a distance of 258.0 feet; thence N 90°-00' W, a distance of 249.64 feet; thence N 00°-03'-45" E, a distance of 258.0 feet to the true point of beginning, containing 1.479 acres of land, subject to all easements of record.

I hereby certify on the 12th day of December, 19 86 that the above survey is correct.

Surveyed for: Gladieaux

Survey No.: 86-119-9 "B"

Zohrab K. Tazian



RECEIPT

ck# 7087

No 1140

COMMUNITY DEVELOPMENT & PLANNING

FT. WAYNE, IND., 9/19 '86

RECEIVED FROM

Beers, Mallers, et al

\$

50.00

THE SUM OF

fifty

00/100

DOLLARS

ON ACCOUNT OF

Illinois Rd

AUTHORIZED SIGNATURE

RECEIPT NO. _____

THIS IS TO BE FILED IN DUPLICATE

DATE FILED _____

INTENDED USE _____

I/We GLADIEUX REFINERY, INC.

(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne Indiana, by reclassifying from a/an R-1 District to a/an B3B District the property described as follows:

SEE ATTACHED EXHIBIT "A"

(Legal Description) If additional space is needed, use reverse side.

ADDRESS OF PROPERTY IS TO BE INCLUDED:

to South of 5513 Illinois Road, Fort Wayne, IN 46804

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the ^{Buyer}~~owner(s)~~ of fifty-one percentum (51%) or more of the property described in this petition.

GLADIEUX REFINERY, INC.

4133 New Haven Avenue

Fort Wayne, IN 46803

(Name)

(Address)

By: Tom E. Gladieux
(Signature)

Tom E. Gladieux

(If additional space is needed, use reverse side.)

Legal Description checked by _____

(OFFICE USE ONLY)

NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinance being sent to the newspaper for legal publication. If the request for deferral, continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals, or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matter for hearing before the City Plan Commission. (FILING FEE \$50.00)

Name and address of the preparer, attorney or agent.

Peter G. Mallers, II

2200 Ft. Wayne Bank Bldg.

Fort Wayne, IN 46802

(219) 426-9706

(Name)

(Address & Zip Code)

(Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street, Fort Wayne, IN 46802 (PHONE: 219/427-1140).

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.

ZOHRAB K. TAZIAN, P.E. & L.S.
JOHN C. SAUER, L.S.
SAM L. FAUST, L.S.

zk tazian

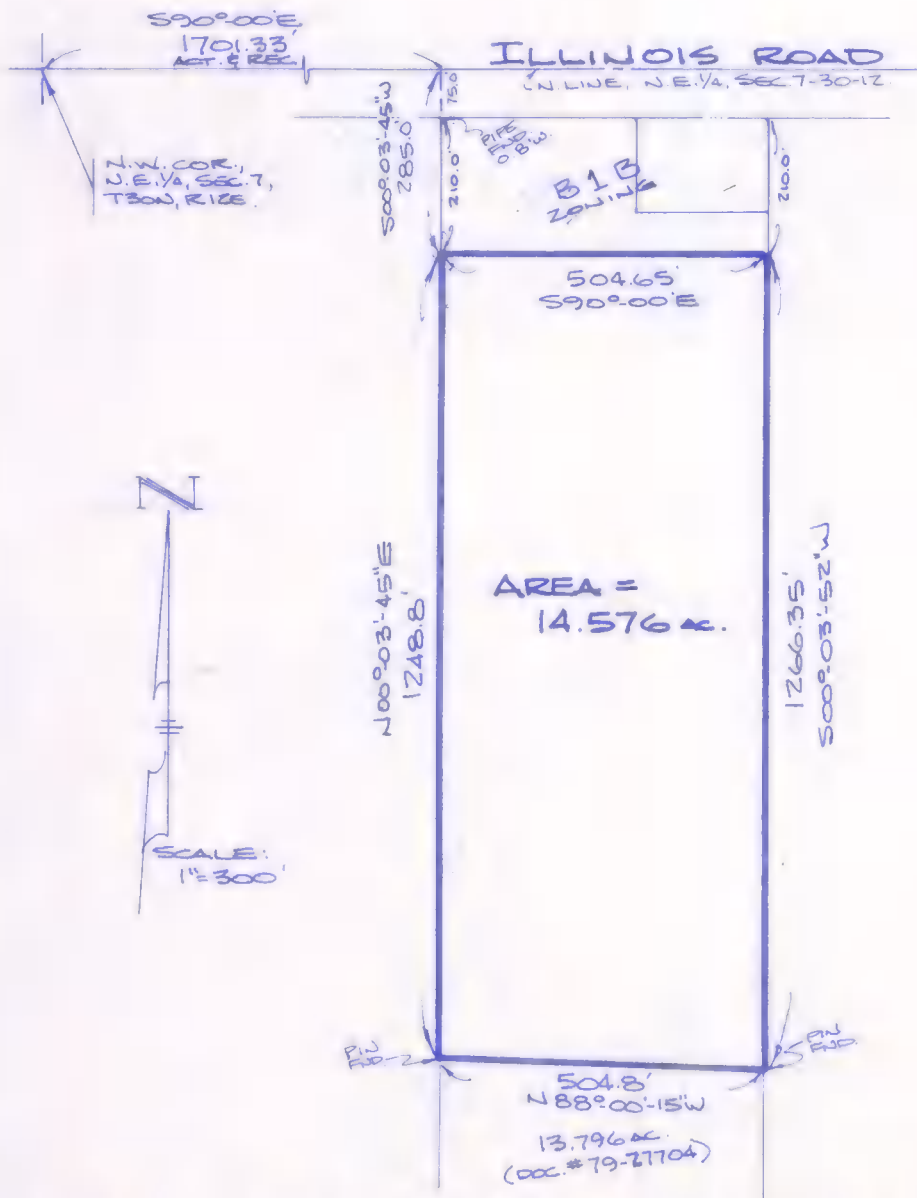
ASSOCIATES, INC.
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DESCRIPTION OF REAL ESTATE

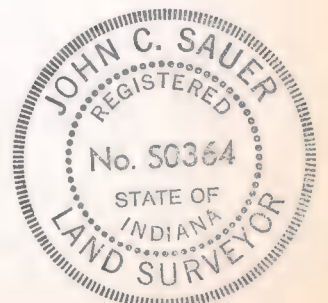
See Page two for legal description.



I hereby certify on the 18th day of September, 19 86 that the above survey is correct.

Surveyed for: Citizens National Bank

Survey No.: ND-171 "A"



John C. Sauer

ZOHRAB K. TAZIAN, P.E. & L.S.
JOHN C. SAUER, L.S.
SAM L. FAUST, L.S.

zktazian

ASSOCIATES INC.
345 WEST WAYNE STREET
SUITE 202
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PHONES 219/424-3232
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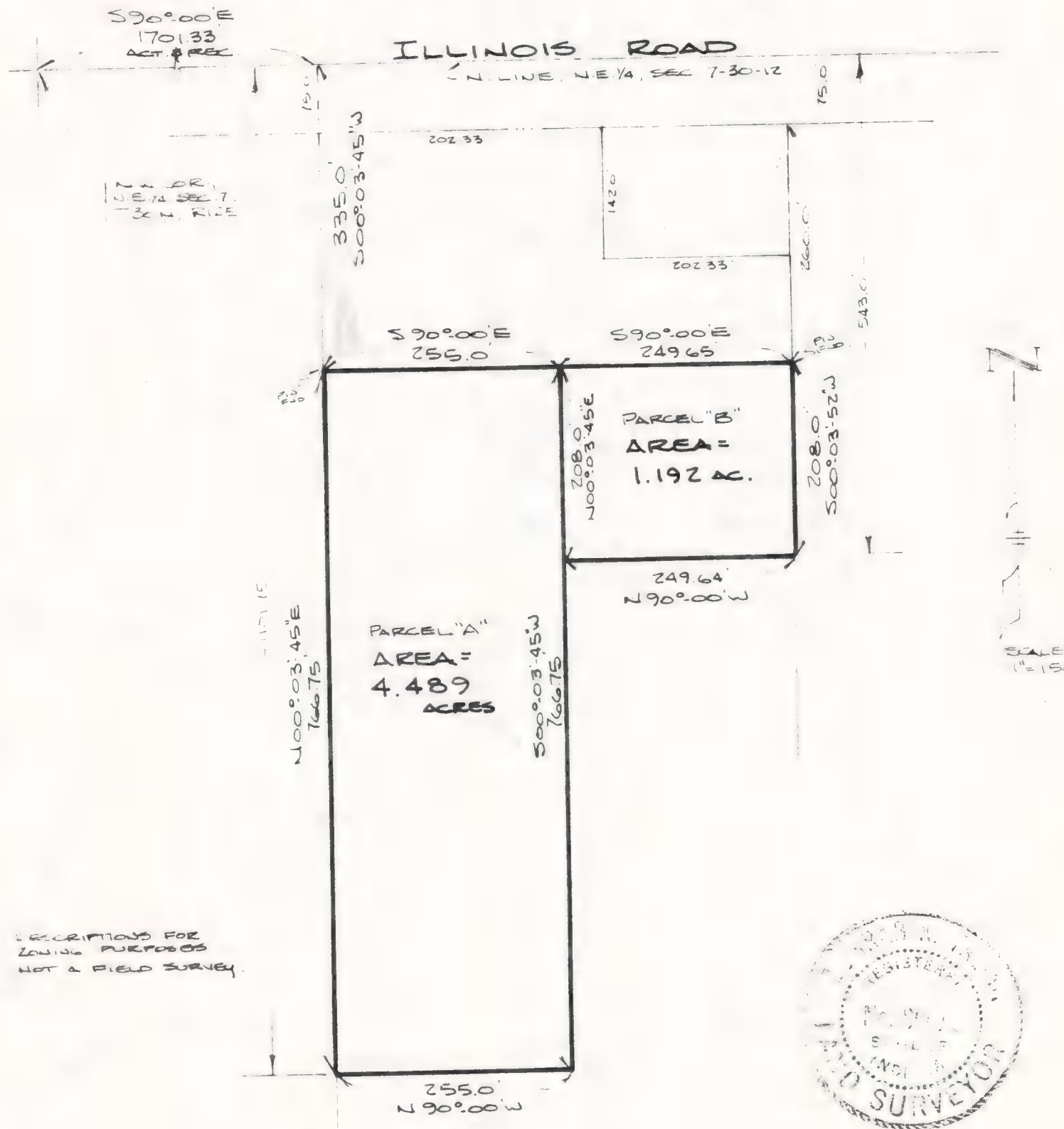


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DESCRIPTIONS FOR
ZONING PURPOSES
NOT A FIELD SURVEY.

I hereby certify on the 10th day of November, 19 86 that the above survey is correct.

Surveyed for: Gladieaux
Survey No.: 86-11-9

Zohrab K. Tazian

ZOHRAB K. TAZIAN, P.E. & L.S.
JOHN C. SAUER, L.S.
SAM L. FAUST, L.S.

zk tazian

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PARCEL "B"

Part of the Northeast Quarter of Section 7, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

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I hereby certify on the 10th day of November, 19 86 that the above survey is correct.

Surveyed for: Gladieaux

Survey No.:

86-11-9

Zohrab K. Tazian

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on October 14, 1986, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-86-10-14; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on October 20, 1986.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Findings of Fact":

- (1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;
- (2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;
- (3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;
- (4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,
- (5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held October 27, 1986.

Certified and signed this
1st day of December 1986.



Melvin O. Smith
Secretary

Change of Zone # 228

Proposal: Peter Mallers, attorney for the petitioner requests a change of zone from R-1 to B-3-B.

Location: 5500 Block of Illinois Road

It is the recommendation of the Site Committee to return the ordinance to the Common Council with a DO PASS recommendation contingent upon the developers satisfying the following conditions:

Conditions:

1. The west half of this rezoning petition not exceed a depth of 1101.75 feet from the centerline of Illinois Road and not exceed 255 feet in width. The east half of this petition not exceed a depth of 543 feet from the centerline of Illinois Road, and extend for the remaining width. A new legal description should be provided for the above constraints.
2. The change of zone be perfected to B-1-B. Under this zoning the storage facility would need a use variance from the Board of Zoning Appeals.
3. The access to this facility be from the frontage road in front of Citizens National Bank.
4. As the intended use will require approval of the Board of Zoning Appeals, we would recommend that the following conditions be considered for approval:

The petitioner should agree to meet the following requirements when the excluded property is either rezoned, or developed:

- a) Provide a 30 foot landscape screen along those lot lines that abut residential districts.
- b) The landscape screen shall be approved by CD&P prior to issuance of building permit.

c) Such landscape screen must be implemented within one planting season after the issuance of the occupancy permit.

5. Contribution to the cost of improvements of the Lawrence Drain is required.

Division of Community Development & Planning

BRIEF TITLE

Zoning Map Amendment

APPROVAL DEADLINE

REASON

From R-1 to B-3-B

DETAILS

Specific Location and/or Address

Property to south of 5513 Illinois Road.

Reason for Project

Mini-storage units.

Discussion (Including relationship to other Council actions)

20 October 1986 - Public Hearing

Peter Mallers, attorney representing the petitioners, stated that the petition is for a tract of land that is adjacent to and south of 5513 Illinois Road. He stated that the applicants are Citizen's National Bank, title holders, and the prospective purchasers Gladieux Refinery. He stated that the petition requests a rezoning of 14.576 acres, however, the petitioners propose to use only 3.085 acres of the 14 acre tract for mini-warehouse storage units. He stated that the proposed use is subject to BZA approval. He stated that the petition was filed for the whole tract because to the rezoning granted to O'Daniel Oldsmobile which is directly to the west of the property. He stated however since the time of the filing of the petition, it was brought to their attention that the B-3-B approval for O'Daniel's entire tract was an error and a portion of the property to the south of that tract is to be reclassified to R-1. He stated that with this change in mind the Plan Commission staff has recommended that the petition be modified to reflect a B-1-B district with certain depth restrictions. He stated in order for them to then utilize it for mini-warehouses a Use Variance would have to be acquired from the BZA. He stated that the petitioners are willing to modify the petition in order to accommodate the staff recommendation. He stated the staff has recommended the property be divided in half, the west half being rezoned to a depth of 1101.75 feet from the centerline of Illinois Road and the east half not exceed a depth of 543 feet from the centerline. He stated that the petitioners have no particular problems with these depth restrictions but the width of the western half segment must be 255 feet in order to accommodate the planned usage. He stated it is a mere fraction but he stated he wanted to make sure it was noted to eliminate any technical problems. He stated that the petitioners are agreeable to perfected the request to a B-1-B and filing for a Use Variance. He stated that they acknowledge that the access to the mini-storage facility will be from the frontage road in front of the bank property. He stated that items 4, 5 & 6 of the staff recommendation involve landscaping requirements. He stated that although they well recognize landscaping would provide a buffer between our property and the residential neighborhoods, it has been their position that the distance involved between the storage facility and the neighborhood areas, is sufficiently great to assure that the development will not be offensive to the residential areas. He stated with that in mind they are

POSITIONS

RECOMMENDATIONS

Sponsor

City Plan Commission

Area Affected

City Wide

Other Areas

Applicants/
Proponents

Applicant(s)

Gladieux Refinery, Inc.

City Department

Other

Opponents

Groups or Individuals

Basis of Opposition

Staff
Recommendation☒ For☐ Against

Reason Against

Board or
Commission
Recommendation

By

☒ For☐ Against☐ No Action Taken
☐ For with revisions to condition
 (See Details column for condition)

 CITY COUNCIL
 ACTIONS
 (For Council
 use only)
☐ Pass☐ Other
☐ Pass (as
 amended)
☐ Hold☐ Council Sub.☐ Do not pass

DETAILS

requesting the City Plan Commission not require the landscape screen at this time. He stated that they are willing to acknowledge and cooperate with any future request that landscaping screen be provided at such time as the remaining portion of the property, not being rezoned at this time, is rezoned, developed or sold. He stated that it was his understanding that the staff is willing to modify their recommendation to reflect this agreement. He stated that they are also requesting that the petitioners contribute to the cost of the improvements to the Lawrence Drain. He stated that the petitioners are willing to be responsible for those costs. He stated that the petitioners feel that the reclassification of the property to a B-1-B district with the depth restrictions, but without the landscaping requirements, is consistent with the development occurring in this area and with the Plan Commission policies.

Ben Eisbart stated that he had the understanding that the mini-warehouse operation would be built directly behind the Citizen's National Bank.

Mr. Mallers stated not directly behind the bank, but directly behind the bank's property.

Ben Eisbart questioned what the warehousing would use for access.

Mr. Mallers stated that they will have access along the west side of the bank from the access road in front of the bank. He stated that the bank has agreed to give access across their property.

Ben Eisbart questioned what the density would be for the warehousing project.

Mr. Mallers stated that of the 3 acre tract utilized for the facility is about 650 feet deep. He stated they will have 5 prefab steel structures with 42 individual units that are 10' x 10', and then five 30' x 210 units divided into storage units.

Jess Yoder asked if they had an agreement with the bank for the use of their property for access.

Mr. Mallers stated they are working on the agreement at this time. He stated they have consent from the bank for access they just do not have a formal written document yet.

Herman Friedrich questioned if there would be any trucks parked on the property.

Mr. Mallers stated not as far as he knew. He stated that he assumed the only truck traffic would be when people were coming in and out.

There was no one present who wished to speak in favor or in opposition to the proposed rezoning.

POLICY/PROGRAM IMPACT

Policy or Program Change	<input type="checkbox"/> No	<input type="checkbox"/> Yes
Operational Impact Assessment		

(This space for further discussion)

27 October 1986 - Business Meeting

Recommendation to return the ordinance to the Common Council perfected to a B-1-B and with the attached conditions was made and approved.

Of the 8 members present 7 voted in favor of the conditional approval 1 did not vote.

The ordinance has been amended to reflect the B-1-B perfection as well as the altered size of the property. BZA approval has been obtained. The other conditions will be met when the structures are routed for a building permit.

Project Start

Date Sept. 19, 1986

Projected Completion or Occupancy

Date Dec. 1, 1986

Fact Sheet Prepared by

Patricia Biancaniello

Date Dec. 1, 1986

Reviewed by

Jay Berto

Date

Dec. 1, 1986

Reference or Case Number

ORIGINAL

Admn. Appr. _____

COUNCILMANIC DISTRICT No. _____

DIGEST SHEET

ORIGINAL

TITLE OF ORDINANCE Zoning Ordinance Amendment

DEPARTMENT REQUESTING ORDINANCE Land Use Management - CD&P

SYNOPSIS OF ORDINANCE Just to the South of 5513 Illinois Road

3-86-10 #214

EFFECT OF PASSAGE Property is presently zoned R-1 - Single Family Residential.

Property will become B-3-B - General Business District.

EFFECT OF NON-PASSAGE Property will remain R-1 - Single Family Residential.

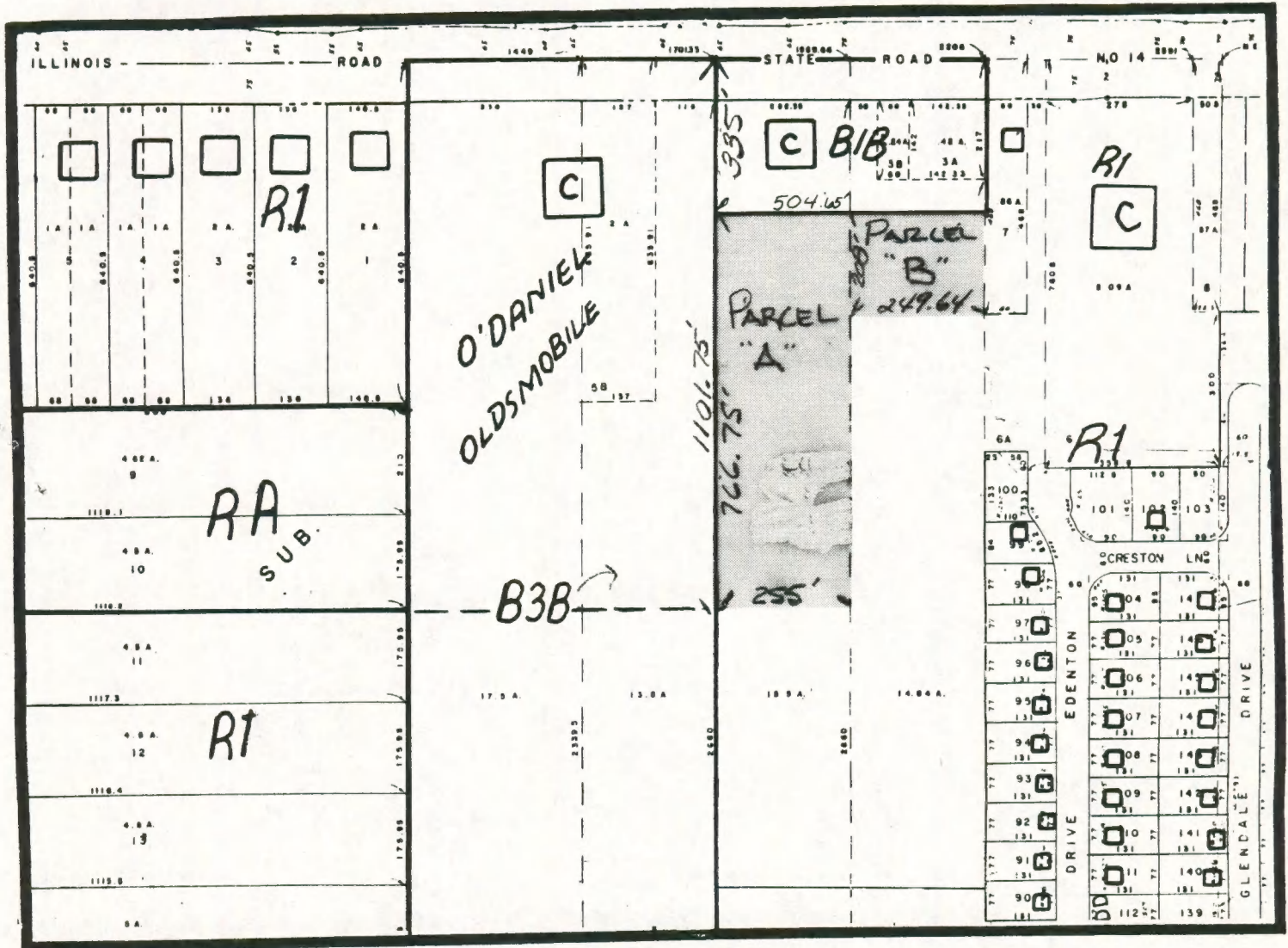
MONEY INVOLVED (Direct Costs, Expenditures, Savings) _____

(ASSIGN TO COMMITTEE (J.N.) _____

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM AN R-1 DISTRICT TO A B3B DISTRICT.

MAP NO. E-2

COUNCILMANIC DISTRICT NO. 4



ZONING:

R1 RESIDENTIAL DISTRICT
BIB LIMITED BUSINESS 'B'
B3B GENERAL BUSINESS 'B'

LAND USE:

- ☐ SINGLE FAMILY
- ☒ COMMERCIAL

Z-86-10-14 - AS AMENDED

SCALE: N.T.S.

30

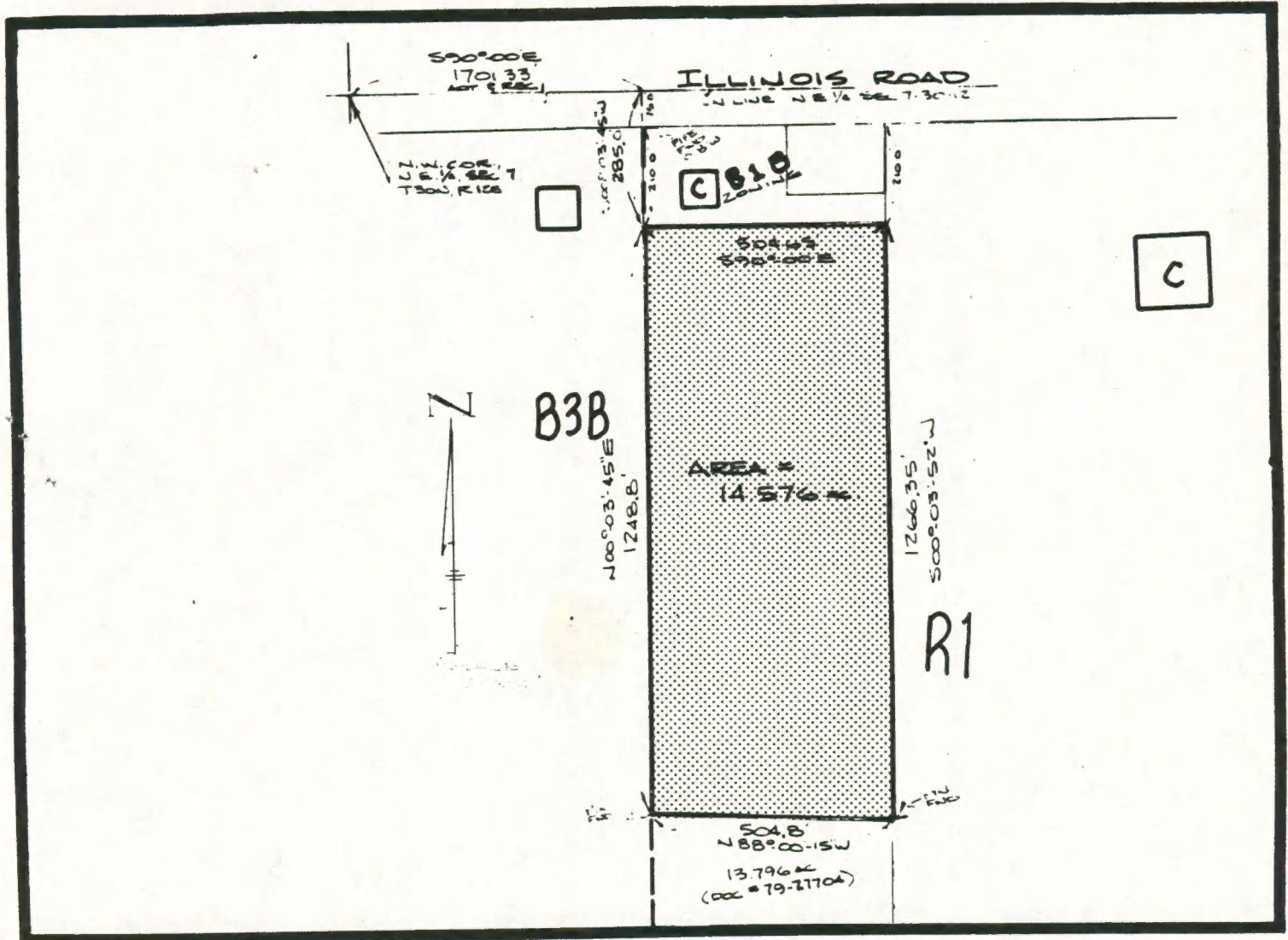
DATE: 10-6-86



A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM AN R-1 DISTRICT TO A B3B DISTRICT.

MAP NO. E-2

COUNCILMANIC DISTRICT NO. 4



ZONING:

R1 RESIDENTIAL DISTRICT
B1B LIMITED BUSINESS 'B'
B3B GENERAL BUSINESS 'B'

LAND USE:

- ☐ SINGLE FAMILY
- ☒ COMMERCIAL

SCALE: N.T.S.

DATE: 10-6-86



BILL NO. Z-86-10-14 (as amended)

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON _____ REGULATIONS _____ TO WHOM WAS
REFERRED AN (ORDINANCE) (~~RESOLUTION~~) _____ amending the City of
Fort Wayne Zoning Map No. E-2

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(~~RESOLUTION~~)

YES

NO

B. A. Eisbart
BEN A. EISBART
CHAIRMAN

Janet G. Bradbury
JANET G. BRADBURY
VICE CHAIRWOMAN

DONALD J. SCHMIDT

Thomas C. Henry
THOMAS C. HENRY

Charles B. Redd
CHARLES B. REDD

CONCURRED IN 12-23-86

SANDRA E. KENNEDY
CITY CLERK